



2 Hazel Barrow, Compton Martin, Bristol, BS40 6JX

2 Hazel Barrow, Compton Martin, Bristol, BS40 6JX

- Large Detached Family Home
- Sought After Village Location
- Four Bedrooms, Three with Ensuites
- Sitting Room with Feature Fireplace
- Two Further Reception Rooms
- Large Kitchen/Breakfast Room
- Study
- Double Garage and Studio
- Garden and Parking
- Lovely Walks from your Doorstep



This stylish, deceptively spacious home is beautifully presented throughout and truly has so much to offer. Tucked right in the heart of Compton Martin at the foot of the Mendip Hills, it enjoys a prime village setting in a select development.

Step through the front door into a bright, welcoming hallway where the rooms flow effortlessly. Double doors lead you into the elegant sitting room, complete with a cosy minster-style stone fireplace. From here, glazed double doors open into the impressive garden room—a recent addition that brings wonderful flexibility and lovely views over the garden. It's the perfect spot for relaxing or spilling out onto the lawn for al-fresco entertaining.

The beautifully fitted kitchen/breakfast room offers plenty of sleek cabinetry, a central island, and generous dining space—ideal for family life and entertaining. A further family room (currently used as a playroom), a handy study, and an essential downstairs loo complete the ground floor.

Upstairs, you'll find four excellent-sized bedrooms. The principal bedroom features fitted wardrobes/dressing area and a modern ensuite. Two further spacious doubles also enjoy their own ensuites, while the remaining bedroom is served by a contemporary family bathroom. All rooms are light, airy, and enjoy views over the garden and village.

Outside, there's plenty of parking and a double garage, part of which has been converted into a versatile chill out space but can easily be returned to full garage use if preferred. Behind the garage sits a purpose-built garden studio overlooking the lawn—perfect for hobbies, home working, or just escaping with a coffee. The garden itself is laid to lawn with pretty borders, an outdoor kitchen, and a decked area—al-fresco dining at its finest.

This fantastic home really does need to be seen to be fully appreciated—so do give us a call to arrange your viewing.



The smaller village of Compton Martin lies in the heart of the beautiful Chew Valley, between Chew Valley Lake and Blagdon Lake, north of the Mendip Hills. The centrepiece of the village is the picturesque duck-pond overlooked by the village church. Rumour has it that Kylie Minogue and Chris Martin of Coldplay have occasionally dropped in for a pint and a sing song at the very popular local Ring O'Bells Pub!

The village lends itself to enthusiasts of the outdoors, with walking, horse riding and cycling at good reach, amongst many other pastimes. A village Post Office offers a great convenience, with neighbouring Harptree Villages and the village of Ubley providing good schooling. The village is perfectly placed for commuting to both Bristol and Bath (Bristol 12 miles and Bath 15 miles). Railway stations at Bristol Temple Meads and Bath Spa with trains to London and beyond via the national train network. Access to both the M4 and M5 are within a reasonable distance. Bristol International Airport has flights to Europe and connecting flights to the rest of the World.





Ground Floor

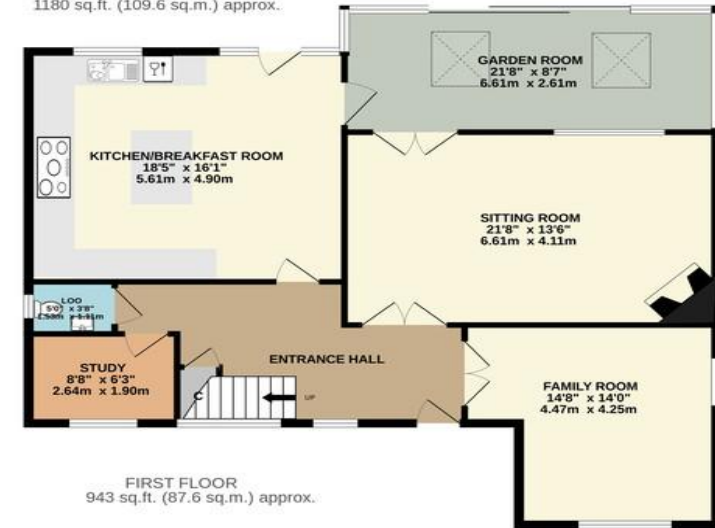
ENTRANCE HALL 20'5" x 10'7"
 SITTING ROOM 21'8" x 13'6"
 GARDEN ROOM 21'8" x 9'8"
 KITCHEN/BREAKFAST ROOM 18'5" x 16'0"
 FAMILY ROOM 14'8" x 14'0"
 STUDY 8'8" x 6'4"
 LOO 5'0" x 3'8"

First Floor

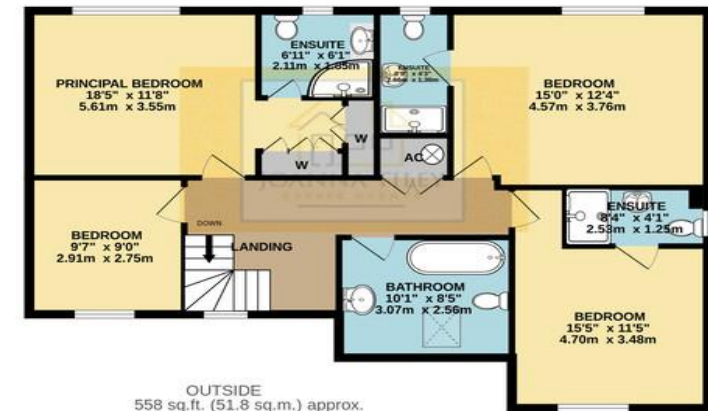
LANDING 19'6" x 9'7"
 PRINCIPAL BEDROOM 13'4" x 11'8"
 ENSUITE 6'9" x 6'0"
 BEDROOM 15'0" x 12'4"
 ENSUITE 4'3" x 8'9"
 BEDROOM 11'5" x 15'5"
 ENSUITE 8'4" x 4'1"
 BEDROOM 9'0" x 9'7"
 BATHROOM 10'0" x 8'5"
 Outside
 GARAGE 8'8" x 18'4"
 BONUS ROOM 9'10" x 17'5"

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
1180 sq.ft. (109.6 sq.m.) approx.



FIRST FLOOR
943 sq.ft. (87.6 sq.m.) approx.



OUTSIDE
558 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 2680 sq.ft. (249.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2024